

TRUSTEES' SALE

Of Valuable Improved Fee Simple Property

The improvements thereon being known as 224 South Carroll Street, Frederick, Maryland.

By virtue of a decree of the Circuit Court for Frederick County, passed on the 5th day of March, 1933, in the case entitled: James W. Rouse & Company, Incorporated, vs. Ernest E. Houser and Mary L. Houser, his wife, in the Circuit Court for Frederick County—Case No. 21,928, the undersigned Trustees will sell at Public Auction at the premises on

TUESDAY, APRIL 9, 1968

AT 12:00 O'CLOCK NOON (EST)

Property Description: ALL that lot or parcel of land situate, lying and being on the East side of South Carroll Street in Frederick City, Frederick County, Maryland, and being designated as Lot No. 33 on the Plat of the Subdivision of Winchester's Brick Yard, recorded as Exhibit "J.S.R. No. 2" in No. 6283 Equity in the Circuit Court for Frederick County, Maryland, and more particularly described as follows:

BEGINNING at a point on the East side of South Carroll Street, being the southwest corner of the lot herein intended to be conveyed, and being on a line drawn North 19° East 60 feet from the intersection of the North side of Uraer Street and the East side of South Carroll Street, and running thence (1) South 76° East 132 feet (2) North 12° East 30 feet (3) North 76° West 133 feet to a point on the East side of South Carroll and with said street (4) South 10° West 30 feet to the place of beginning, as surveyed by Frank W. Rothenhoefer, Civil Engineer, January 30, 1960, the improvements thereon being known as 224 South Carroll Street.

For a more complete description refer to the mortgage from Ernest E. Houser and Mary L. Houser, his wife, to Sumner G. Whittier, Administrator of Veterans Affairs, dated February 27, 1959 and recorded among the Land Records of Frederick County in Liber E.C.W. No. 633, Folio 430.

The improvements consist of a two story single family detached frame dwelling containing seven rooms (including four bedrooms) and one bath.

The property will be sold subject to conditions, restrictions, and agreements affecting same, if any.

TERMS OF SALE: A cash deposit of \$350.00 will be required from purchaser at time and place of sale; balance in cash upon final ratification of sale by the Circuit Court for Frederick County. Interest to be paid on unpaid purchase price from date of sale to date of settlement. Taxes, water rents, and all other liens or charges, public or otherwise, including special paving taxes and front foot benefit charges, if any, will be adjusted to day of sale. Cost of all documentary stamps, and transfer taxes, if any, to be paid by purchaser.

JOHN C. COOPER, III

PHILIP A. MURPHY, JR., Trustees

Auctioneer: **GLENN TROUT**

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NO. 21,928 EQUITY
EXHIBIT - Acknowledgment
of Purchase

ACKNOWLEDGMENT OF PURCHASE

I, Dennis M. Boyle, Agent of James W. Rouse & Company, Incorporated, a body corporate of the State of Maryland, hereby acknowledge having purchased from John C. Cooper, III, and Philip A. Murphy, Jr., Trustees, under Mortgage from Ernest E. Houser and Mary L. Houser, his wife, all that real estate, with the improvements thereon, described in the annexed Advertisement of Sale, at and for the sum of Five Thousand Two Hundred Dollars (\$5,200.00), and agree to comply with the terms of sale as therein set forth.

Witness my Hand and Seal this 16th XXXXX
April
day of May, 1968.

Dennis M. Boyle (SEAL)
Dennis M. Boyle

Witness:

Charles H. Reid
Charles H. Reid

Received from James W. Rouse & Company, Incorporated,

the sum of Eight Hundred Fifty Dollars

(\$850.00) in compliance with the terms of sale as set forth above.

Filed April 18, 1968

John C. Cooper, III
John C. Cooper, III, Trustee